

ORDINANCE NO. 906

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING WC 4.132(.06) CONCERNING BUILDING HEIGHTS IN THE TOWN CENTER ZONE.

WHEREAS, the City adopted the Town Center Plan (the “Plan”) on May 6, 2019 via Ordinance No. 835 setting a vision to revitalize the Wilsonville Town Center; and

WHEREAS, Ordinance No. 835 also included adoption of Development Code amendments to the Town Center Zone to implement the policies and vision of the Plan; and

WHEREAS, in 2025, the City Council adopted its 2025-27 Council Goals, which included Goal 4: Communications and Engagement; and

WHEREAS, Goal 4 included a strategy to undertake an education and outreach campaign on the Plan, urban renewal, and other infrastructure funding sources to support development of the Town Center (Strategy 4.1); and

WHEREAS, in Fall 2025, the City created a *Let’s Talk, Wilsonville!* questionnaire for the community and conducted three focus groups to better understand community members’ excitement and concerns regarding the Wilsonville Town Center, the Town Center Plan, and urban renewal as a financing tool for Town Center infrastructure/development; and

WHEREAS, in that outreach, community members expressed concerns regarding the potential height of future buildings in Town Center and the possibility for them to feel too much like they belong in a big city; and

WHEREAS, from this feedback, staff proposed to the City Council to consider re-examining the building height waiver provisions for Town Center in the Wilsonville Code; and

WHEREAS, on March 2, 2026, the City Council adopted Resolution No. 3244 to consider amendments to the Wilsonville Code that affect potential building heights for redevelopment in the Wilsonville Town Center, and also directed staff to establish a Town Center Building Height Waiver Task Force to consider and make recommendations to the Planning Commission and City Council concerning updates to WC 4.132(.06) D; and

WHEREAS, WC 4.132(.06) D. currently provides a process for an applicant to seek a waiver as to building heights in the Mixed Use and Commercial Mixed Use subdistricts in Town Center; and

WHEREAS, WC 4.132(.06) D., as written, provides an opportunity to either decrease or increase building heights in these two subdistricts beyond the express minimum and maximum building heights set forth in WC 4.132(.06) C.; and

WHEREAS, the Task Force held three public meetings throughout April and May 2026 and made recommendations to the Planning Commission and City Council; and

WHEREAS, the Planning Commission held work sessions on May 13, 2026 and June 10, 2026 to further consider updates to WC 4.132(.06); and

WHEREAS, the City Council held work sessions on May 18, 2026 and June 15, 2026 to also consider updates to WC 4.1032(.06); and

WHEREAS, the Planning Commission and City Council each indicated a desire to eliminate the ability to seek a waiver to increase building heights in WC 4.132(.06) D. and the City Council further indicated a desire to eliminate note 4 in Table 2 in WC 4.132(.06) C. allowing for a “bonus floor” for developments that provide a certain percentage of affordable housing; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the proposed Development Code amendments; and

WHEREAS, required notice of a public hearing has been provided to affected property owners and nearby properties as well as published in the Wilsonville Spokesman, posted on the City’s website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, and 4.197 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on August 12, 2026 to review the proposed Development Code amendments; and

WHEREAS, the Planning Commission afforded all interested parties an opportunity to be heard on this subject, duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties, and adopted Planning Commission Resolution No. LP26-0003, recommending adoption of the proposed amendments to WC 4.132(.06) to City Council; and

WHEREAS , the City Council held a public hearing on September 10, 2026 to review the proposed Development Code amendments and recommendations from Planning Commission,

and, during the public hearing, duly considered the Planning Commission’s recommendation and other available information, including the staff recommendation and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council adopts the above-recitals, the staff report accompanying this Ordinance, and the Exhibits to the Ordinance, particularly Exhibits B, C, and D, as its findings.

Section 2. Wilsonville Code Section 4.132(.06) is hereby amended as shown in Exhibit A.

Section 3. The City Recorder and other City staff designated by the City Recorder is hereby authorized to make numbering edits, capitalization edits, formatting edits, and other grammatical edits, not changing the meaning of the text, prudent in their judgement to incorporate the amendments into the City Code and ensure they correlate with existing code text, definitions, and numbering.

Section 4. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 10th day of September, 2026, and scheduled the second reading on September 21, 2026 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

Kimberly Veliz, MMC, City Recorder

ENACTED by the City Council on the 21st day of September, 2026, by the following votes:

Yes: _____ No: _____

Kimberly Veliz, MMC, City Recorder

DATED and signed by the Mayor this _____ day of ____, 2026

Shawn O'Neil, Mayor

SUMMARY OF VOTES:

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

Exhibit A – Proposed Amendments to WC 4.132(.06)

Exhibit B – Findings Report

Exhibit C – Supplement No. 1 to Findings Report

[Exhibit D – Planning Commission Record, including signed Planning Commission Resolution
LP26-0003](#)